

BRADFORD COUNTY LAW JOURNAL

CHANGES TO *BRADFORD COUNTY LAW JOURNAL*

PRICING STRUCTURE

Bradford County Law Journal will be implementing a price increase beginning September 1, 2021 with Issue 36 (September 7, 2021).

New Pricing Structure:

- Estate Notices: \$75.00—Includes running for three consecutive weeks.
Flat Fee: \$68.00
Notarized Proof of Publication: \$5.00
Administrative Fee: \$2.00
- Legal Notices: \$50.00 up to 40 lines / \$1.00 each additional line
- Display Ads: Per Insertion
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July 27—Oct. 26

Bradford County Law Journal

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By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable Prot. against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Bradford County, and selected Opinions and Decisions of the Courts of Bradford County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:30 A.M. on the Monday preceding publication or in the event of a holiday on the preceding work day.

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ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Beck, Jan

Late of Athens Borough (died June 18, 2021)

Executors: Adam C. Lent and Meredith J. Beck c/o Andrew J. Barron, Esquire, One Liberty Pl., 1650 Market St., Ste. 1800, Philadelphia, PA 19103-7395

Attorneys: Andrew J. Barron, Esquire, White and Williams, LLP, One Liberty Pl., 1650 Market St., Ste. 1800, Philadelphia, PA 19103-7395

Black, Diana Louise

Late of Wyalusing Borough (died June 21, 2021)

Executor: Jeremy A. Black, 109 Cottonwood Drive, Mount Holly, NC 28120
Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Fisk, Kevin M.

Late of 2486 Locust Road, Milan (died April 13, 2021)

Administrator: Christopher M. Fisk, 22 Creekview Drive, Lot 19, Columbia Crossroads, PA 16914

Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Hald, Alfred H.

Late of Pike Township (died May 21, 2021)

Executor: Michael A. Hald c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

McNeal, Albert

Late of Granville Township (died May 16, 2021)

Executrix: Mary McNeal, 592 Cowley Road, Granville Summit, PA 16926

Attorney: Christina Fleury, Esquire, Attorney at Law, 517 Main Street, Towanda, PA 18848

Woodburn, Nancy Marie

Late of Pike Township (died May 23, 2021)

Administrator: Robert F. Woodburn, 260 LeRaysville Road, LeRaysville, PA 18829

Attorney: Christina Fleury, Esquire, Attorney at Law, 517 Main Street, Towanda, PA 18848

SECOND PUBLICATION

Bean, Nancy K. a/k/a Nancy Bean

Late of West Burlington Township (died June 26, 2021)

Executrix: Catherine M. Robinson c/o Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Attorneys: Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Carr, Janet W. Ford

Late of Orwell Township (died August 16, 2020)

Executor: Dreck L. Ford, 825 Morris Road, Rome, PA 18837

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Attorneys: Law Office of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

Chapman, Irma E.

Late of Troy Township (died April 20, 2021)

Administratrix: Donna Morgan c/o Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Attorneys: Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Jones, Donald A.

Late of Troy Borough (died March 11, 2021)

Co-Executors: Debbie Jean Hays, 47 Chambers Road, Horseheads, NY 14845 and Donald Allen Jones, 111 Hemlock Drive, Clarks Summit, PA 18411

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Vasers, Andris

Late of North Towanda Township (died May 26, 2021)

Executor: Dana Vasers c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

THIRD PUBLICATION

Baron, David Andrew

Late of Troy Borough (died June 13, 2021)

Administratrix: Kathleen Sinn, 218 Stratford Drive, Winter Springs, FL 32708

Attorneys: Wm. Alan Shaw, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

May, Brian a/k/a Brian A. May

Late of Canton Borough (died July 3, 2019)

Executrix: Jill Schram c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

REGISTER'S NOTICE

0820-0110 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF GARY M. HILFIGER, Executor of the Estate of Jane B. Hilfiger, Deceased, late of Troy Township, Bradford County, PA.

The same will be presented to the Orphans' Court on the 10th day of August, 2021.

Sheila M. Johnson
Register of Wills

July 27; Aug. 3

CHANGE OF NAME NOTICE

Pursuant to 54 Pa. C.S.A. §701, notice is hereby given that Anna Leigh Decker has filed a petition for change of name to Bradford County docket number 2021 IR 0037 requesting that the court enter an order changing the Petitioner's name from Anna Leigh Decker to Cecil David Decker. A hearing on the petition for change of name is fixed for August 19, 2021, at 2:45 o'clock p.m. at the Bradford County Courthouse, Towanda, Pennsylvania, Courtroom Number 1.

J. WESLEY KOCSIS, ESQUIRE
KOCSIS LAW OFFICE PC
180 North Elmira Street
Athens, PA 18810

Aug. 3

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State

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of the Commonwealth of Pennsylvania on March 26, 2021 for:

BOND AMMO

at: 207 Shakedown Street, Suite 1, Warren Center, PA 18851. The name and address of the individual interested in the business are Jesse Robin Bond at 207 Shakedown Street, Suite 1, Warren Center, PA 18851. This was filed in accordance with 54 Pa. C.S. 311.417.

Aug. 3

TERMINATION OF PARENTAL RIGHTS

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

NOS. 2021-0051a AND 2021-0056a

In re Adoption of: SKYLER ALEXIS BOSTWICK AND JADA IZABELLE THOMAS

Petitioners: Chyenne Bostwick Gunn, John Michael Gunn Respondent: Kasey Lynn Bostwick

NOTICE (Involuntary Termination of Parental Rights)

A petition has been filed asking the court to put an end to all rights you have to your child. The court has set a hearing to consider ending your rights to your child. That hearing will be held at the York County Judicial Center at 45 N. George Street, York, Pennsylvania in Courtroom 7002 on September 16, 2021 at 1:30 p.m. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE

ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose parental rights, money, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

MID PENN LEGAL SERVICES 29 North Queen St. York, PA 17403 (800) 299-6599 ATTORNEY CONNECTION & MODEST MEANS (717) 854-8755

YOU ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, A CHILD, A BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILD, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT.

Aug. 3, 10, 17

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SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 18, 2021 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL that tract or parcel of late situate in the Borough of Sayre, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point in the east line of Wilbur Avenue, distant 155 feet southerly from its intersection with the south line of Oneida Street and running thence easterly at a right angle to Wilbur Avenue 150 feet to a corner in the west line of an alley; thence southerly along said west line 50 feet to a corner; thence westerly along the north line of lot now or formerly owned by Margaret Billings and at a right angle to Wilbur Avenue 150 feet to a point in the east line of same; thence northerly along the said east line 50 feet to the place of beginning, as shown on the Sayre Land Company map of the Borough of Sayre.

CONTAINING 7500 square feet of land, more or less, with dwelling house located thereon and known as No. 414 North Wilbur Avenue.

TAX PARCEL No: 34-007.12-364-000-000.

BEING Known As: 414 N. Wilbur Avenue, Sayre, PA 18840.

TITLE TO SAID PREMISES IS VESTED IN Milford W. Farr and Kathryn S. Farr, by deed from Ellen F. Ryan, John H. Ryan and Agnes F. Ryan, dated 8/20/1942, recorded 8/20/1942 in the Bradford County Recorder's Office in Deed Book 413, Page 220.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty

(30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of U.S. BANK NATIONAL ASSOCIATION, NO IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs. ESTATE OF MILFORD W. FARR, DECEASED, LAST RECORD OWNER/MORTGAGOR c/o KNOWN HEIRS OF MILFORD W. FARR; RICHARD FARR, KNOWN HEIR OF MILFORD W. FARR; THOMAS FARR, KNOWN HEIR OF MILFORD W. FARR; MARYANN BERRETTINI, KNOWN HEIR OF MILFORD W. FARR; UNKNOWN HEIRS, DEVISES AND PERSONAL REPRESENTATIVES OF MILFORD W. FARR AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST c/o KNOWN HEIRS OF MILFORD W. FARR, DEFENDANTS.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 28, 2021

Aug. 3, 10, 17

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 18, 2021 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

All that certain lot of land in Litchfield Township, Bradford County, Pennsylvania, bounded and described as follows:

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BEGINNING at a point in the center line of S. R. 08083 and being the northeast corner of lands conveyed to Keith A. Wandell and Joyce A. Wandell, and running thence North 82° 17' West 981.4 feet along the northerly line of said Keith A. Wandell to a pin in a fence line in the easterly line of lands of Joseph Conrad; thence North 07° 32' East 530 feet along the said fence line to a pin; thence North 799° 21' East 493 feet to a pin in the center line of said S. R. 08083; thence southerly along the said center line 896.9 feet to the place of beginning.

Containing 10 acres of land as surveyed by George K. Jones, being map no. 9515, dated 1 August 1975.

Excepting 0.34 acre of land conveyed to Leroy Hanyen and Rosanna Hanyen, his wife, by deed of George E. Wandell and Linda Wandell, his wife, dated 8 November 1985 and recorded on 3 December 1985 in Bradford County Record Book 17 at page 594.

BEING KNOWN AS: 64 WANDELL LN. f/k/a RR 2 BOX 268, ATHENS, PA 18810.

PROPERTY ID: 23-021.00-142-000-000.

TITLE TO SAID PREMISES IS VESTED IN GEORGE E. WANDELL AND LINDA S. WANDELL, HIS WIFE BY DEED FROM GEORGE E. WANDELL, MARRIED DATED 06/17/1997 RECORDED 06/23/1997 INSTRUMENT# 199715912.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK SUCCESSOR IN INTEREST TO

JPMORGAN CHAS BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2004-SEA2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-SEA2 vs. GEORGE E. WANDELL & LINDA S. WANDELL a/k/a LINDA WANDELL.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 28, 2021

Aug. 3, 10, 17

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 18, 2021 at 10:00 o'clock in the forenoon the following described property to wit:

The land described herein is situated in the State of Pennsylvania, County of Bradford, Borough of Athens, described as follows:)

Beginning at a point located on the east line of Maple Street, said beginning point being located North 9 degrees 00 West 67 feet from the intersection of the north line of Perry Street with the east line of Maple Street, said beginning point also being the southwest corner of the lands here in described; thence along the east line of Maple Street North 9 degrees 00 West 102.6 feet to an iron pipe, thence along the south line of lands to be conveyed to Alfred and Lillian Latin) North 81 degrees 00 West 140.4 feet to an iron pipe in the west line of lands now or formerly of George and Nina Rumpf, thence along the west line of lands now or formerly of Rumpf South 9 degrees 00 West 2.2 feet to an iron pipe, thence south 81 degrees 00 West 140.4

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feet to an iron pipe In the west line of Maple Street and the place of beginning. Containing 14,405 square feet of land.

Being the same premises surveyed by Leonard T Carver, Licensed Land Surveyor, on March 1979.

Being Parcel 816 on Platel of the land description map, being a parcel located at 121 Maple Street and 119 Maple Street, Athens, Pennsylvania.

APN: 60-020.14-177-000-000.

BEING THE SAME PREMISES which the Redevelopment Authority of The County of Bradford, by their deed dated May 25, 1979 and recorded May 31, 1979, in the Office for the recording of Deeds, in and for the County of Bradford, at Athens, Pennsylvania, in Record Book Volume 661 page 1029, granted and conveyed unto Thomas Alexander and Joanne Alexander, his wife, the grantees, in fee.

AND THE SAID Thomas Alexander departed this life on or about December 21, 2018, thereby vesting title unto Joanne Alexander, by operation of law.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of REVERSE MORTGAGE FUNDING LLC vs. JOANNE ALEXANDER.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
July 28, 2021

Aug. 3, 10, 17